



**The Maltings, Pontprennau Cardiff CF23 8EP**

**welcome to**

## **The Maltings, Pontprennau Cardiff**

NO ONWARD CHAIN! A THREE BEDROOM DETACHED family home positioned in the popular location of PONTPRENNAU and within a short drive to Cardiff Gate and A48/M4 access. The property further benefits from front and rear gardens, gas central heating and off street parking. Viewing Highly Recommended!

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hallway**

Wooden flooring and access to:

#### **Reception Room**

14' 7" x 7' 5" ( 4.45m x 2.26m )

Double glazed window to front aspect, radiator, wooden flooring, spotlights, built in storage cupboard and access to:

#### **Kitchen Area**

12' 10" x 5' 7" ( 3.91m x 1.70m )

Fitted with a range of wall and base level units with complementary quartz work surfaces over, sink unit, integrated electric hob and oven with extractor hood, integrated dishwasher and fridge/freezer, wooden flooring, spotlights and double glazed windows to front and side aspect.

#### **Downstairs Wc**

Fitted with a two piece suite comprising WC, wash hand basin, extractor fan and tiled flooring.

#### **Lounge/ Dining Area**

17' 6" x 12' ( 5.33m x 3.66m )

Double glazed window to rear aspect, wooden flooring, stairs rising to first floor, two radiators, understairs storage and double glazed door providing access to rear.

### **First Floor**

#### **Landing**

Built in cupboard housing boiler, laminate flooring and doors providing access to:

#### **Bedroom One**

12' 10" x 8' 3" Max ( 3.91m x 2.51m Max )

Double glazed window to rear aspect, laminate flooring, radiator, spotlights and fitted wardrobes.

#### **Bedroom Two**

9' 5" x 8' 1" ( 2.87m x 2.46m )

Double glazed window to front aspect, laminate flooring, radiator, spotlights and built in wardrobe.

#### **Bedroom Three**

8' 10" x 8' 9" ( 2.69m x 2.67m )

Double glazed window to rear aspect, laminate flooring, radiator and spotlights.

#### **Bathroom**

Fitted with a four piece suite comprising separate bath, shower cubicle, wash hand basin in vanity unit with downlights, vinyl flooring, tiled walls and heated towel rail.

### **Outside**

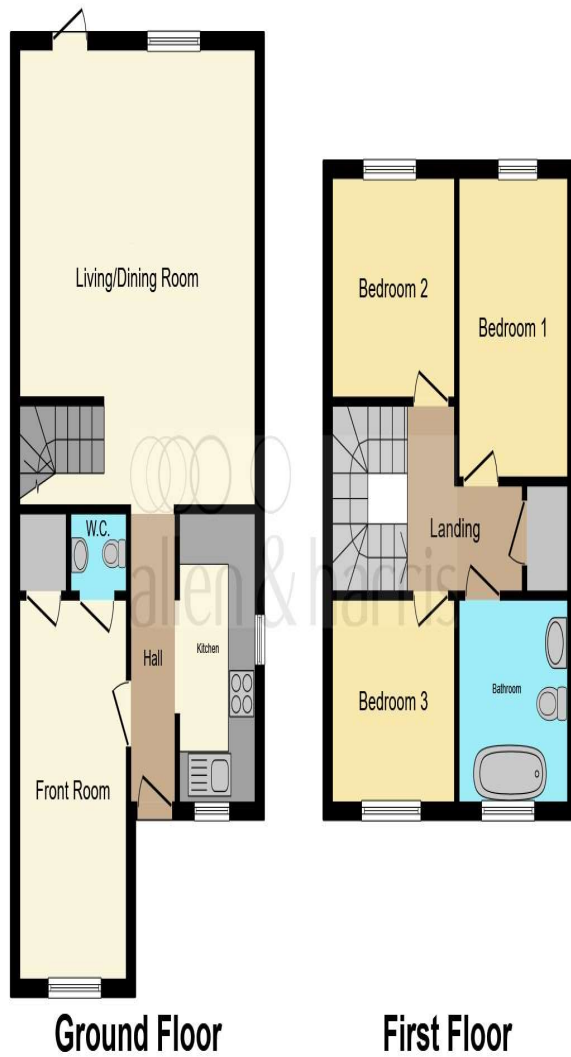
#### **Front**

Area laid to lawn, path leading to front entrance and driveway providing off street parking

#### **Rear Garden**

Enclosed, with artificial grass area, area laid to lawn, brick built bbq with shelter, composite shed, storage to side and gated side access.





**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**The Maltings,**  
**Pontprennau Cardiff**

- Detached Family Home
- Three Bedrooms
- Lounge/ Dining Area
- Reception Room and Downstairs WC
- Fitted Kitchen Area
- First Floor Bathroom
- Front and Rear Gardens

Tenure: Freehold EPC Rating: C

offers in excess of

**£300,000**



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Property Ref:  
ROA113360 - 0007

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allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



[allenandharris.co.uk](https://allenandharris.co.uk)